

128.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

USE VALUE:

ASSESSED:

Total Card /

977,000 /

977,000 /

977,000 /

977,000

977,000

977,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9 -11		MENOTOMY RD, ARLINGTON

OWNERSHIP

Owner 1:	HAMIZIDES ANASTASIA	
Owner 2:		
Owner 3:		
Street 1:	70 CLEVELAND ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	COPPOLA CARLO/ETAL/LIFE EST -	
Owner 2:	-	
Street 1:	9 MENOTOMY RD	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2460 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5835		Sq. Ft.	Site		0	80.	1.02	9									476,038						476,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5835.000	501,000		476,000	977,000
Total Card	0.134	501,000		476,000	977,000
Total Parcel	0.134	501,000		476,000	977,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		397.22	/Parcel: 397.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	501,000	0	5,835.	476,000	977,000		Year end	12/23/2021
2021	104	FV	478,600	0	5,835.	476,000	954,600		Year End Roll	12/10/2020
2020	104	FV	478,800	0	5,835.	476,000	954,800	954,800	Year End Roll	12/18/2019
2019	104	FV	373,200	0	5,835.	446,300	819,500	819,500	Year End Roll	1/3/2019
2018	104	FV	373,200	0	5,835.	368,900	742,100	742,100	Year End Roll	12/20/2017
2017	104	FV	350,500	0	5,835.	339,200	689,700	689,700	Year End Roll	1/3/2017
2016	104	FV	350,500	0	5,835.	309,400	659,900	659,900	Year End	1/4/2016
2015	104	FV	313,200	0	5,835.	303,500	616,700	616,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPPOLA CARLO/E	38956-7		4/28/2003		535,500	No	No		
COPPOLA CARLO A	32917-585		5/24/2001	Family		1	No	No	
COPPOLA CARLO/E	25061-250		12/15/1994			No	No		A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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COPPOLA CARLO A	32917-585		5/24/2001	Family		1	No	No	
COPPOLA CARLO/E	25061-250		12/15/1994			No	No		A

PAT ACCT.

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COPPOLA CARLO/E	25061-250		12/15/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2016	339	Siding	36,132					siding porch repai
3/24/2016	323	Redo Kit	12,800					remod kitch
8/21/1996	406	Manual	14,000					V/SIDING AND GUTTE

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	Mail Update	JO	Jenny O
12/18/2019	Mail Update	MM	Mary M
4/24/2018	MEAS&NOTICE	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
1/28/2009	Measured	345	PATRIOT
6/15/2002	MLS	HC	Helen Chinal
11/9/2000	Hearing Chag		
1/7/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

More: N	Total Yard Items:	Total Special Features:	Total:
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